



# Department of Toxic Substances Control



Winston H. Hickox  
Secretary for  
Environmental  
Protection

Edwin F. Lowry, Director  
5796 Corporate Avenue  
Cypress, California 90630

June 1, 1999

Gray Davis  
Governor

Commanding Officer  
Ventura County Naval Facility  
(Point Mugu Site, PW400)  
c/o Mr. Ron Dow  
1000 23rd Avenue  
Port Hueneme, CA 93043-4300

Dear Mr. Dow:

**REVISED FINAL REMEDIAL DESIGN(RD) FOR THE PROPOSED REMEDIAL ACTION FOR SITE 14, THE FORMER EARTH MOVING TRAINING AREA, AT THE NAVAL CONSTRUCTION BATTALION CENTER (NCBC) PORT HUENEME, CALIFORNIA**

The Department of Toxic Substances Control (DTSC) reviewed the Revised Final Remedial Design (RD), dated December 1998, for Site 14, the former Earth Moving Area. DTSC has determined that the RD and the subsequent geotechnical soil test results submitted to DTSC satisfactorily addresses and incorporated the geotechnical findings and planned mitigating measures referenced in our November 4, 1998, letter. Based on the information presented, the RD document is hereby approved.

Additionally, DTSC understands the difficult effort involved in the ongoing search for soil cover source for the proposed geosynthetic clay layer cover through the Navy's Remedial Project Manager. We offer our assistance in providing guidance on soil pile sampling procedures. We will continue to work closely with the Navy, as needed, regarding the appropriate soil pile sampling procedures and other related waste characterization concerns.

DTSC requires that the Navy submit a draft operation and maintenance (O&M) plan and a site-specific institutional control language for review and approval prior to inclusion in the final O&M plan. Please submit the draft language within three months from the date of this letter. This will enable the Navy and DTSC to continue working cooperatively on the applicable and appropriate institutional control language for inclusion into the O&M plan to ensure the continued protection of human health and the environment.

1. The description of the type of institutional control and the reason for the restrictions. It should identify the specific conduct that is prohibited by the institutional control.

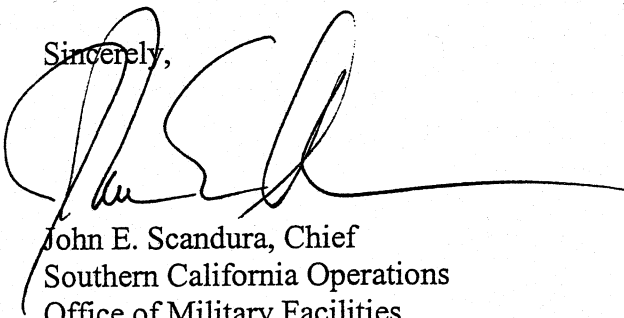
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2. The notification process that the Navy will follow to make a written request to, and obtain the concurrence of, DTSC whenever the Navy proposes or anticipates any major change in land use for these sites. A major change in land use will necessitate a reevaluation of the remedy, and may necessitate a change in the decision document.
3. The process that the Navy will follow to verify maintenance of the institutional controls through the Comprehensive Environmental Resource, Compensation, and Liability Act (CERCLA) 5-year review process, and report "minor" land use changes to the DTSC via the CERCLA 5-year review. The 5-year review provision is contained in National Contingency Plan (NCP), Code of Federal Regulations, Section 300.430 (f)(4)(ii).
4. In the event of the closure of the NCBC, Port Hueneme, the institutional controls outlined in the RAP should be reviewed and incorporated as part of the Finding of Suitability for Lease (FOSL) and Finding of Suitability for Transfer (FOST) procedures for leasing and transferring the property. Any institutional controls in place at the time the property is transferred should be set forth as restrictions in the deed.

The information requested above is consistent with the Institutional Control Protocol at Open Bases Guidance dated January 5, 1998, as developed by the California Military Environmental Coordination Committee (CMECC). A copy of this guidance is enclosed for your reference. The mechanics of the implementation and operation and maintenance of the institutional control elements should be described in detail as part of the O & M Plan.

If you have any questions, please feel free to contact Mr. Omoruyi Patrick at (714) 484-5452.

Sincerely,



John E. Scandura, Chief  
Southern California Operations  
Office of Military Facilities

Enclosure

cc: Commanding Officer  
Ventura County Naval Facility  
(Attention: Steve McCarel, PW420)  
1000 23rd Avenue  
Port Hueneme, CA 93043-4300